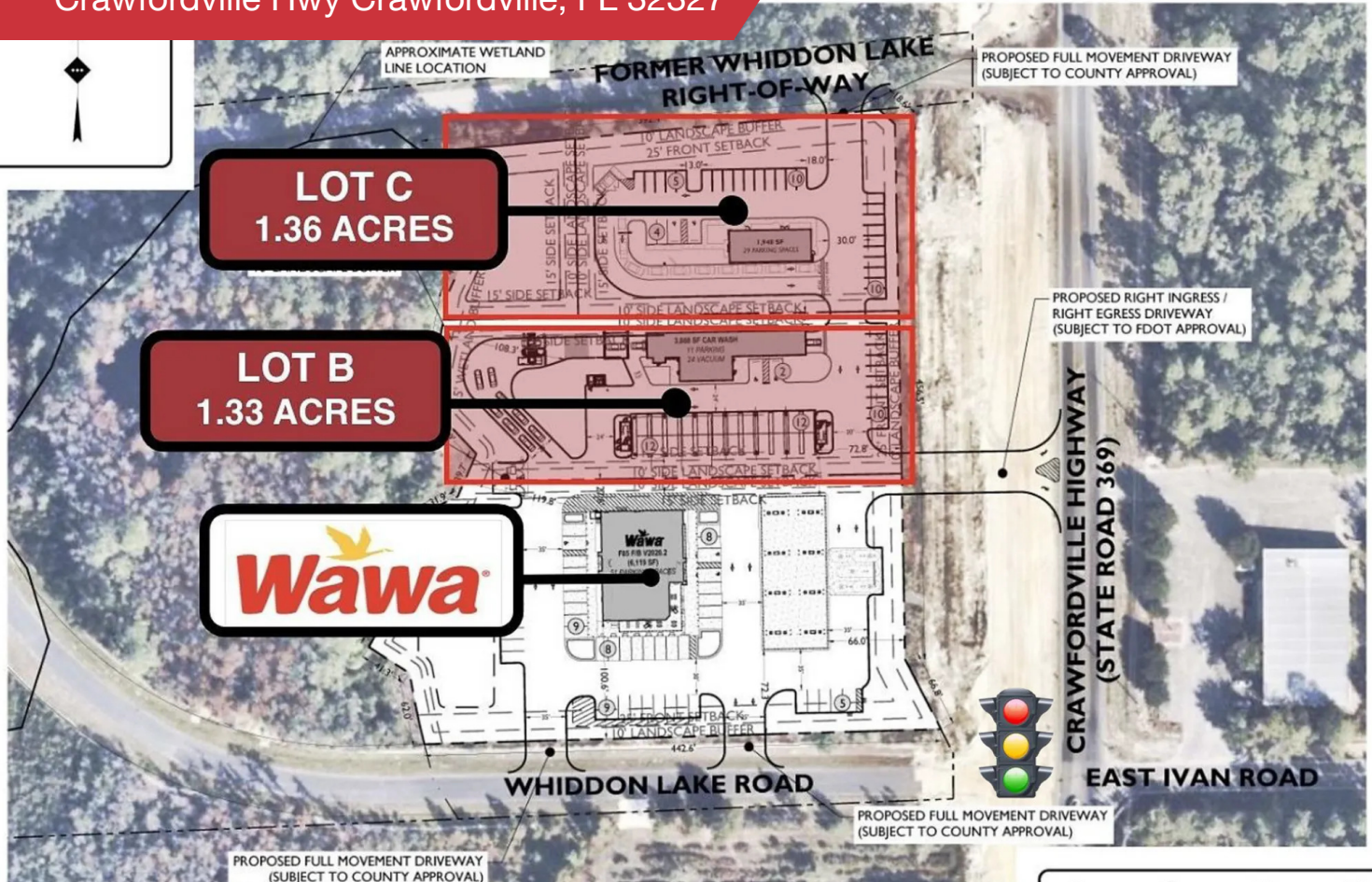


FOR LEASE

Crawfordville Hwy Crawfordville, FL 32327

NAI TALCOR



STONEFIELD
engineering & design
1000 S. Highway 100, Suite 100
Crawfordville, FL 32327
Phone: 888-888-8888

BLUE PENINSULA

Wawa

PROPOSED CONVENIENCE STORE WITH GAS PUMPS

DRAFT

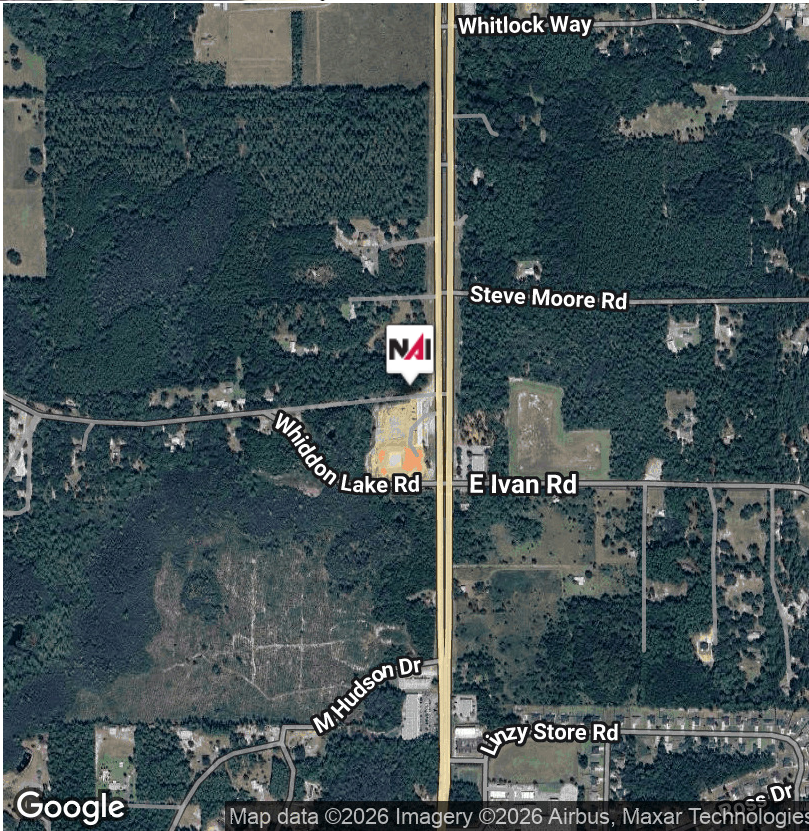
NOT APPROVED FOR CONSTRUCTION

DRAWN BY: JMS
CHECKED BY: JMS
DATE: 06/11/2023
SCALE: 1" = 10'
PROJECT ID: 1001-1000
TITLE:

Retail | 2.69 Acres

- Retail pad site for development next to Wawa
- High-traffic Crawfordville Hwy: AADT 16,000
- Visible and accessible location with signalized intersection
- Excellent signage opportunities
- Proximity to major retailers
- One of Florida's fastest growing communities

Lease Rate: Negotiable



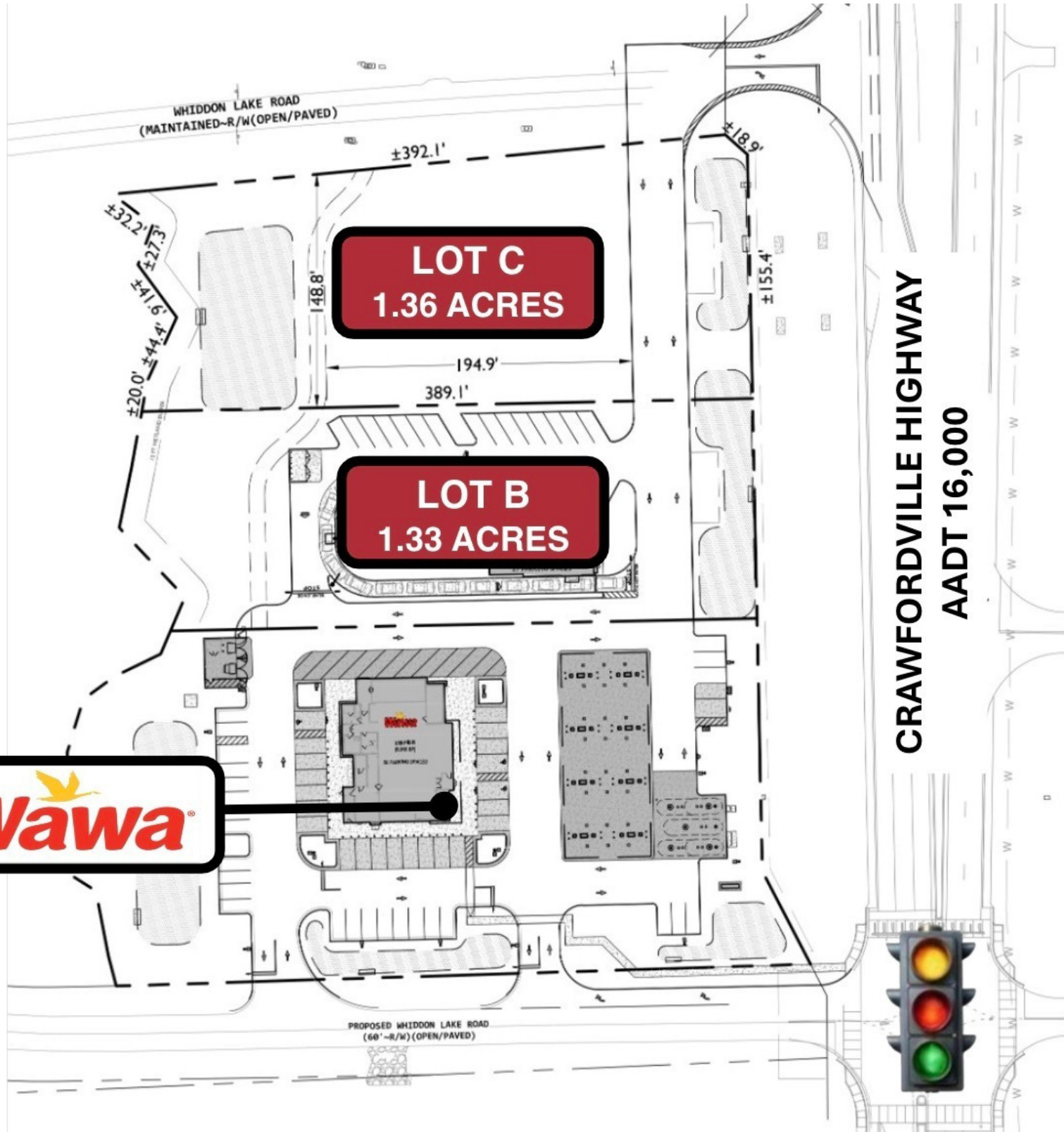
✉ **John W. McNeill, SIOR**
+1 850 251 5504
jmcneill@talc.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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NA TALCOR

FOR LEASE

Crawfordville Hwy Crawfordville, FL 32327

1.33 & 1.36
ACRES FOR LEASE

Wawa

**DOLLAR
GENERAL**

Dollar Tree

maurices

**TACO
BELL**

verizon

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

ZAXBY'S
REAL CHICKEN

**TSC TRACTOR
SUPPLY CO**

Walgreens

**Capital City
Bank**

**BEALLS
Outlet**

**CVS
pharmacy**

McDonald's

ALDI

DQ

Walmart

SUBWAY

Hungry Howies
PLAYED CRUISE HITS

Firestone

goodwill

**BURGER
KING**

**PRIME
MERIDIAN
BANK**

**DUNKIN'
DONUTS**

**FIREHOUSE
SUBS**
FOUNDED BY FIREMEN

Publix

JJ
SINCE 1953
HONEY SAUSAGE

**PATIENTS
FIRST**
Get in. Get out. Get better.

ups

Circle K

DEL TACO

**STARBUCKS
COFFEE**

Google

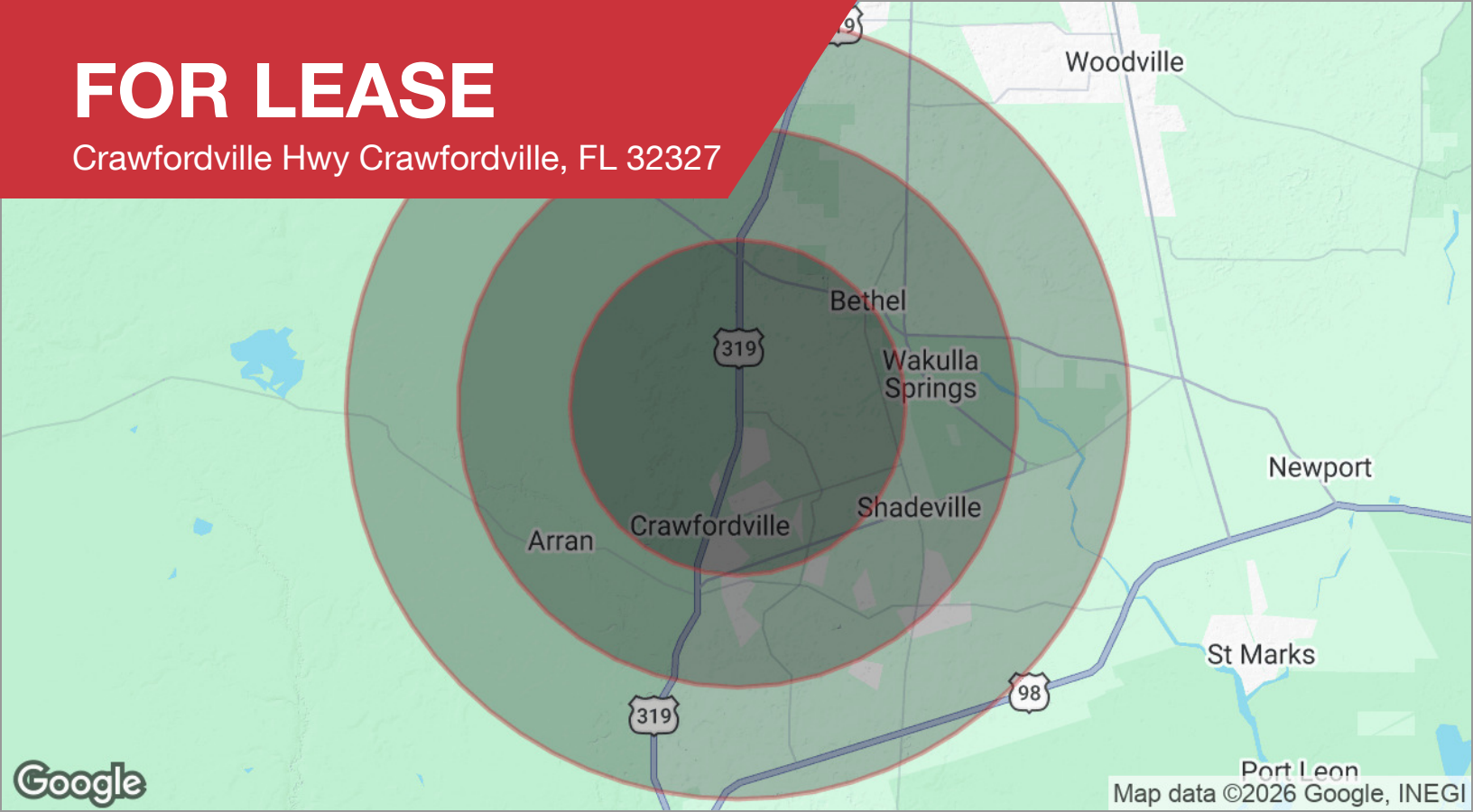
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NATLALCOR

FOR LEASE

Crawfordville Hwy Crawfordville, FL 32327



DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	7 MILES
Total population	4,215	11,682	19,854
Median age	40.7	39.8	39.4
Median age (male)	40.4	37.7	37.9
Median age (Female)	42.2	41.8	41.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total households	1,797	4,772	8,394
# of persons per HH	2.3	2.4	2.4
Average HH income	\$78,005	\$78,717	\$72,692
Average house value	\$163,128	\$172,621	\$169,595

* Demographic data derived from 2020 ACS - US Census